

# The Orchards Communicator



WEBSITE ADDRESS: [www.orchardsatgreentree.com](http://www.orchardsatgreentree.com)  
SPRING 2009

## **DUES PAYMENT SCHEDULE FOR FISCAL YEAR 2009**

3rd Qtr was due January 1, 2009  
4<sup>th</sup> Qtr due April 1, 2009

## **SIDEWALKS**

All sidewalks in front of your property are within your property line and are your responsibility to maintain. You must fix any lifted sidewalk blocks as they are safety hazards. Remember, injuries due to these lifted blocks are your liability should someone get injured because of one in front of your property.

## **VERIZON FIOS IS COMING**

Verizon FIOS is coming soon to the Orchards. The Board of Directors has signed the Premises Access License that authorizes Verizon to make ready the Orchards development for FIOS installations to homeowners. From planning to completion the process is estimated to take 4 to 6 months. More updates will be available as the process moves forward.

## **PARKING**

You may have noticed yellow curbs starting to appear throughout The Orchards. To allow for emergency equipment to maneuver through our community as well as keep fire hydrants accessible as required by law, curbs in designated areas will be painted yellow and identified as NO PARKING zones. With input from emergency services within Evesham, curbs in designated areas will be painted yellow, as weather permits, and identified as NO PARKING zones. This is for your safety and this will be enforced by fines and towing if necessary.

Also, please be considerate and respect your neighbors. Utilize only those spaces in front of your unit. In most cases there are two spaces available per unit. Have your guests park in areas that don't inconvenience your neighbors. The Orchards documents do not provide for assigned parking and the developer did not provide any overflow or guest parking. It is up to each and every one of us to be courteous and make the best of a poorly designed parking situation.

## **ORCHARDS WEBSITE**

The Orchards at Greentree website is being redesigned for easier navigation and links to more resources. Until this is complete you can still visit the current website at [www.orchardsatgreentree.com](http://www.orchardsatgreentree.com).

## **NO SOLICITATION**

Orchards is a private community. No Soliciting is permitted. Beware of door to door solicitors. Contact Evesham Police immediately at 983-1111 to report door to door sales solicitors.

## **PROPERTY INSPECTIONS**

If you have a fence that is in need of repair or replacement or if your shed has seen better days or if your soffit is open to the wildlife public then you need to read the following.

Any deterioration in any of the above or any other exterior portion of your unit or property that you have not already been notified of previously must be corrected Any violation of above that is not corrected in the allotted time may result in fines and further action by association as deemed necessary to correct.

Let's keep the Orchards in tip top shape and ahead of all the other communities in Marlton.

Do your part. Be responsible. Have respect for your property and the community you live in.

## **READ YOUR RULES AND REGULATIONS**

## **BE AWARE OF YOUR RESPONSIBILITIES AS AN ASSOCIATION HOMEOWNER**

## **NEW EXTERIOR PAINT COLOR CHART**

MAB Paints is the new official paint for the Orchards exterior due to F & H no longer available and their colors discontinued. The Board has put a tremendous effort into researching various brand paints to match up the exterior paint colors of the Orchards. The official colors will be made available on the website or through the management office.

## **FENCES**

Vinyl fencing is permissible in the Orchards. The aesthetic beauty and maintenance free appeal of vinyl fencing can be a beautiful enhancement to any property. Remember you still must submit for an Architectural Request Form and obtain an approval from the Association as well as a permit from Evesham Township before installing any fence.

## **ARCHITECTURAL REVIEW PROCEDURE**

Many homeowners are making repairs to their properties. As you may be aware, any change to the exterior of your property must be reviewed and approved by the Architectural Review Committee to avoid fines and other action.

The procedure is as follows:

1. Obtain Architectural Review form by contacting Mamco.
2. Complete the form and submit it to Mamco with any applicable blueprints and surveys. **\*Any structural addition must have blueprint and survey submitted with Architectural Review form.**
3. You must wait for approval from Architectural Review Committee before any work can begin or Township permits can be obtained.
4. Once approved you will be notified immediately and you can proceed. If any part of your proposal is not approved, you may modify and resubmit for approval of that item.

Following these steps not only help you and us to maintain consistency throughout your units and the community but also helps to familiarize you with any specifications and requirements of which you were not initially aware. Your cooperation in following these procedures is greatly appreciated.

## **SOCIAL EVENTS COMMITTEE- VOLUNTEERS NEEDED**

The Orchards at Greentree is seeking volunteers for the Social Events Committee. If you are interested in helping to plan and oversee Orchards community events for children and adults, please contact Lillian Steward at the management office.

## **OPEN PROJECTS**

1. Pool furniture repairs and replacement
2. Orchards entrance signs maintenance
3. Streets asphalt repairs, paving and striping
4. Landscape upgrades-entrances/clubhouse/pool

## TRASH TALK

The Township of Evesham has the following Ordinance regarding placement of trash:

Evesham Township and the Orchards at Greentree Association also prohibits trash being put out more than 24 hours before pickup. In an effort to enforce this, the Association will impose a fine for early placement of trash. In addition, any appliances, water heaters or any other large object not collected with normal trash or other large object not collected with normal trash or recycle pickup must be kept in backyard or garage (if applicable) until 24 hours prior to those scheduled pickups. **If they are put out more than 24 hours before pickup, the homeowner will be fined.**

Here are some helpful hints to avoid the above:

1. Trash collection is every Thursday. Put trash out no earlier than 6 P.M. Wednesday evenings.
2. Appliances, water heaters and other large items are picked-up the 3<sup>rd</sup> Wednesday of every month. You must call Department of Public Works at 856-983-2798 to schedule pickup.
3. Branches are not collected with regular trash. You must call Public Works at 856-983-2798 to schedule pick-up.
4. All recyclables are picked up every other Friday. The schedule is as follows:

**In addition, all trash must be secured to prevent being blown around.**

**No trash cans or any other items can be stored in the front or side of any property. Any homeowners storing items in the front or side of their property will be fined.**

Remember, it takes a community effort to maintain the cleanliness of our community.

## VANDALISM

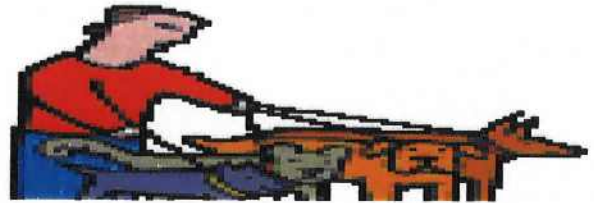
Over the years vandalism to the common areas including playgrounds, pool and even to private property has been a problem. Everytime a repair or cleanup is made within the Orchards common areas, it costs the Association. These costs are coming from the fees you as an owner pay. As the vandalism keeps increasing so does the impact on your fees. Here are some suggestions to help try and reduce these occurrences:

1. Notify EVESHAM POLICE (983-1111) if you see or hear large gatherings or disturbances or notice suspicious cars or people hanging around within The Orchards. You can remain anonymous when you make these calls.
2. Do not attempt to handle aggressive situations on your own. CONTACT EVESHAM POLICE immediately (983-1111).
3. Obey the Township curfew when it comes to your children. Evesham Township does have a curfew of 10:00 pm for minors 17 years of age and younger

4. Talk to your children about respect for their community and how it affects you as a parent when fees are increased due to vandalism repairs.
5. Instruct your children on what to do if they see or hear of any acts of vandalism within the community.

As a community we rely on each other to keep The Orchards safe and well maintained.

## PET DO'S AND DON'TS



Please be a responsible pet owner when walking your pets. Evesham Township has a "pooper-scooper" law that is enforced. The Orchards also has pet regulations that dictate that a pet owner cannot walk his or her pet without picking up after it. Pets should not be walked on property of any other owner or on common ground.

Please keep in mind that there is a leash law and that all pets must be walked on a leash and not permitted to run freely through the community.

Please observe the Township Noise Ordinance in leaving your dog outside. Barking dogs left outside all night and into the early morning are in violation of the Township Noise Ordinance.

You love your pets and being a responsible pet owner will ensure that your neighbors will love them as well.

## ALLOWED VEHICLES

As a reminder, the Orchards at Greentree Rules and Regulations **prohibit the parking of any trailers, unregistered or inoperable vehicles and vehicles over 19 feet in length anywhere within the community.** Also, parking of any vehicles on property other than parking lots, streets and driveways (where provided) is also prohibited. That includes parking in back yards or on side of properties.

**Any vehicles in violation of any of the above will be tagged and given 48 hours to remove or be towed at violator's expense. Fines may be assessed as well.**

## **WEIGHT WATCHERS AT THE CLUBHOUSE**

**Weight Watchers is meeting at the clubhouse Wednesdays :**

**11:30 AM-1:00 PM**

**Do your weigh-ins. Get your products. Listen to the lectures. If your not a member, you can join at this location**

## **ASSOCIATION RULES & REGULATIONS**

As a homeowner in the Orchards, you are a member in the Association. Being a member entitles you to voting rights for annual elections and other items as designated by the By-laws and Covenants for this community. In addition, you are also responsible for adhering to all rules and regulations pertaining to the Orchards. These rules and regulations include requirements for maintenance of your property, care and use of common area, trash guidelines, noise regulations, and financial responsibilities to the Association (quarterly dues, etc.). These rules and regulations also apply to the tenants of off-site homeowners. Though in the end, the homeowner is ultimately responsible.

Please read it and familiarize yourself with your community and how we can all keep it a nice place to live. Remember, every time the Association has to correct problems due to residents violation of any of these guidelines, it comes out of Association funds which are not always recoverable. Continuous resident non-compliance over time could result in increased Association dues or an assessment.

Remember, even though there are 5 residents volunteering their time as Association Board Members to oversee the fiscal stability and upkeep of this community, it takes compliance and effort of all homeowners and residents of this 311 unit community to keep it looking nice and make it a great place to live.

Should you have any questions or need a copy of these Rules & Regulations, please go to our community website:

[www.orchardsatgreentree.com](http://www.orchardsatgreentree.com) or contact Mamco-CMSI at 856-988-1668 or 856-783-3783.

## **CLUBHOUSE RENTALS**

The Orchards Clubhouse is a great place to hold an event. The clubhouse has a capacity of 60 people and includes a fully equipped kitchen. The rental fee for residents of The Orchards is \$135. Please contact Lillian at Mamco to schedule. 856-988-1668.

**THE ORIGINAL PEOPLES PIZZA RESTAURANT ON ROUTE 70 CAN CATER YOU PARTY OR FAMILY GET TOGETHERS FOR ANY OCCASION AND OFFERS ORCHARDS RESIDENTS DISCOUNTS FOR CATERING PARTIES HELD AT THE ORCHARDS CLUBHOUSE. CONTACT GAETANO AT 856-596-2626.**

## **IMPORTANT CONTACT INFORMATION**

Community Manager:  
Lillian Steward  
856-988-1668  
856-783-5235-Fax

Mailing Address:  
P.O. Box 1875  
Voorhees, NJ 08043

Physical Address:  
1101 Laurel Oak Rd., Suite 120  
Voorhees, NJ 08043

### **BOARD MEMBERS:**

Alan Tate, President  
Matt Ott- VP  
Mindy Guida-Treasurer  
Dreana Lydic -Secretary  
Richard Malatesta-Trustee

### **AR COMMITTEE:**

Alan Tate  
Matthew Ott  
Dreana Lydic

### **VIOLATIONS COMMITTEE:**

Dreana Lydic

### **PLEASE GET INVOLVED IN YOUR COMMUNITY**

### **MEETING DATES:**

April 16, May 21, June 21, August 20, September 17  
October 15, November 19  
7:30 P.M. at the Clubhouse